

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00628/FULL	Elder Farm Greenham Reach Holcombe Rogus Wellington Devon TA21 0JY	Erection of a 1kW wind turbine with a maximum blade tip height of 9.8m	PERMIT	DEL	29/01/2018

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 On becoming redundant for the purposes of generating electricity, the turbine, mast, and base hereby approved shall be removed from the site within 1 year of redundancy and the site returned to its previous agricultural state.
- 4 All electricity cabling to be installed to serve the wind turbine hereby approved shall be laid underground.
- 5 The wind turbine shall operate at all times (day and night) so as to ensure that the level of noise generated by the turbine does not exceed an absolute level of 35dB (A) (LA90 (10min)) with no distinguishable tonal character, when measured at a distance of 3.5 metres from the façade of any dwelling. Where the occupiers of the affected dwelling(s) have a financial interest in the operation of the turbine, an absolute level of 45dB (A) (LA90 (10min)) shall apply when measured at a distance of 3.5 metres from the façade of any dwelling.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 The site is in the open countryside where policies permit the provision of renewable energy developments. However, should such a need cease, its removal would protect the visual amenity and appearance of the locality against unnecessary development in the open countryside.
- 4 In the interest of the visual amenity of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 5 To safeguard the amenities of the area and adjacent occupiers of nearby buildings in accordance with Policy DM2 of Local Plan Part 3 (Development Management Policies).

Reasons

Although the proposed development, comprising a wind turbine standing approximately 9.8m above ground level, will be identifiable within this part of the open countryside in Mid Devon, it is not considered that the visual and landscape impact that will arise will be so harmful to justify refusing planning permission. Furthermore, the harm has to be balanced against the community benefits that will be achieved in terms of clean and renewable energy generation. The development is not considered to cause demonstrable harm to residential amenity in the area, through visual impact or noise/vibration disturbance. The Written Ministerial Statement dated 18th June 2015 has been considered but having weighed this in the balance with the limited harm and public benefits the proposed development is considered to comply with Policies COR2, COR5 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1, DM2, DM3, DM5, DM7 and DM27 of the Local Plan Part 3 (Development Management Policies) and government guidance and advice contained in the National Planning Policy Framework and a grant of planning permission is justified.

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Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included discussions. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

17/01350/FULL	Pit Hayne Farm Hemyock Cullompton Devon EX15 3UJ	Erection of replacement farmhouse following demolition of existing farmhouse and attached storage barn, and conversion of existing tractor barn to garage and ancillary accommodation	PERMIT	DEL	30/01/2018
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 2015 (as amended) or any Order revoking or re-enacting that Order with or without modification, no development of the types referred to in classes A, B, C, D, E relating to extensions, dormers, outbuildings shall be undertaken without the Local Planning Authority first granting planning permission.
- 4 The mitigation works as set out in the Protected Species Survey (July 2017) shall be implemented and completed in accordance with the requirements of the submitted details.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the size of the replacement dwelling which includes unspent permitted development allowances and has taken into account the 'fall back' position of the adjacent storage barn reflects the requirements of Policy DM12 of the Local Plan Part 3 (Development Management Policies) and to ensure development makes a conserves the visual amenities of the Area of Outstanding Natural Beauty in accordance with Policies DM2, DM12 and DM27 of the Local Plan Part 3 (Development Management Policies).
- 4 To ensure the protection of the ecological interest at the site in accordance with Policy DM12 of the Local Plan Part 3 (Development Management Policies).

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Reasons

The application seeks permission for the erection of replacement farmhouse following demolition of existing farmhouse and attached storage barn, and conversion of existing tractor barn to garage and ancillary accommodation at Pit Hayne Farm, Hemyock. The proposed development is considered acceptable in policy terms. It is considered that there is suitable access to the proposed development. The application has demonstrated that the proposed development is feasible without significant alteration, extension or rebuilding. The proposed design satisfactorily retains the original character of the building and surrounding context. The development has identified protected species that use the buildings on site to roost, mitigation measures have been conditioned to ensure no significant harm is done. The assessment has determined that the application meets other policy considerations. Therefore the application has satisfied Mid Devon's Core Strategy (Local Plan Part 1) COR18 and Development Management Policies (Local Plan Part 3) DM2, DM8, DM11, DM12, DM27 and DM29. The Application should be approved subject to conditions.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included pre-application discussions. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

17/01453/FULL	Kingsmead Centre Clayhidon Devon EX15 3TR	Erection of a dwelling (100sqm) including camp site reception facilities (58sqm)	REFUSE	COMM	01/02/2018
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Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included negotiations, discussions and determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Reasons

- 1 The proposed design/size and mass of the dwelling is considered to be inappropriate for the rural location and in particular the Blackdown Hills Area of Outstanding Natural Beauty (AONB). The design of the proposed is considered not to respect the local vernacular of the area and in-particular the AONB. The introduction of balconies and roofed over raised platforms do not provide an area which is essential for occupation of the building as a rural workers dwelling and increases the mass and size of the building. Dwellings within the AONB should have a functional simplicity, built from locally available materials, with the most characteristic of the area being chert stone. The proposed is therefore in conflict with DM2 of the Local Plan Part 3 (Development Management Policies) and Policy PD1/B of the AONB Management Plan.
- 2 Policy AL/IN/3 requires that new residential proposals will contribute to the provision of public open space of at least 60sqm of equipped and landscaped public open space per market dwelling, within the local area. In this case there is a requirement for the provision of £1166 to be provided towards Improvements, including lighting and re-surfacing of tennis courts at Longmead Sports Pavillion, Hemyock. To date, no arrangements have been made by the applicant to secure the provision of this contribution. The proposed is therefore contrary to Policy AL/IN/3 of the adopted Allocations and Infrastructure Development Plan Document (Local Plan Part 2).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01504/FULL	Land and Buildings at Mare & Foal The Village Yeoford Crediton Devon EX17 5JD	Erection of a dwelling and construction of new vehicular access following demolition of skittle alley, garage and store	REFUSE	COMM	02/02/2018

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included consideration of the planning application proposed by the Local Planning Authorities planning committee in a timescale agreed with the applicant. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Reasons

- 1 In the opinion of the Local Planning Authority, it is considered that the proposal to allow the change of use of part of the pub (and it's associated curtilage) to a dwelling would be likely to be detrimental to the ongoing viability and future use of the site a public house. Overall the proposal is deemed to be contrary to Policies DM1 and DM25 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 2 In the opinion of the local planning authority, taking into account the site location and the local constraints that are imposed given the site location is part of a pub building/curtilage it is not considered that the application delivers an opportunity to create a high quality residential environment. On this basis the proposal is deemed to be contrary to Policies DM2 and DM14 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 3 The application proposals do not include a contribution towards the provision of open space. The development is therefore contrary to Policy AL/IN/3 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2), and Supplementary Planning Document: The provision and Funding of Open Space Through Development (May 2008).
- 4 The application proposals do not include a contribution towards the implementation of the Council's Air Quality Action Plan and therefore does not mitigate the impact of the proposal upon air quality. The development is therefore contrary to Policy AL/CRE/8 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2), and Supplementary Planning Document on Air Quality and development (May 2008).

17/01649/TPO	1 Tumbling Field Lane Tiverton Devon EX16 4LN	Application to remove lower limbs of 1 Sycamore tree, remove large lateral limb of 1 Beech tree and fell 1 Beech tree protected by Tree Preservation Order 99/00011/TPO	PERMIT	DEL	01/02/2018
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Conditions

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: a) Remove two lowest limbs on the Sycamore (T1) on the side of the canopy next to the property of 1 Tumbling Fields. b) T3 beech, remove the lowest limb where it overhangs the garden.

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Reasons

- 1 To ensure the works carried out remain appropriate to the condition of the trees and in the interests of visual amenity and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.
- 2 To ensure the works are carried out in accordance with best Arboricultural practice.
- 3 To preserve the continued contribution of the trees to the local character and amenity whilst enabling such works as are required to manage the trees and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Reasons

Mid Devon Tree Officer has no objection to the proposed works which will reduce the conflict between the trees and the property whilst having little effect on the amenity value of the trees as a group.

17/01677/TPO	Old Mission Chapel Huntsham Tiverton Devon EX16 7NE	Application to reduce the crown of 1 Oak tree by approximately 3m protected by Tree Preservation Order 05/00010/TPO	PERMIT	DEL	02/02/2018
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Conditions

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: a) Crown reduction of the upper canopy by up to 3m and removal of all dead wood.

Reasons

- 1 To ensure the works carried out remain appropriate to the condition of the tree(s) and in the interests of visual amenity and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.
- 2 To ensure the works are carried out in accordance with best Arboricultural practice.
- 3 To preserve the continued contribution of the tree to the local character and amenity whilst enabling such works as are required to manage the tree in accordance with best Arboricultural practice.

Reasons

MDDC Tree Officer recommends that permission is granted to crown reduce the upper crown of the tree by up to 3m. The epicormic growth should not be damaged or removed.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01719/HOUSE	3 Meadowlands Newton St Cyres Exeter Devon EX5 5BH	Erection of single storey extensions to rear and first floor extension over garage	PERCON	DEL	29/01/2018

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Prior to construction of any element of the scheme hereby approved, a strategy for the management of surface water for the site shall be submitted to and approved in writing by the Local Planning Authority. The approved development shall be implemented in accordance with the approved strategy prior to the use of the additional accommodation.
- 4 Prior to its installation, details/samples of the cladding to be used on the external surfaces of the building shall be submitted to and approved in writing by the Local Planning Authority. Such approved materials shall be so used and retained.
- 5 The extensions hereby permitted, including the workshop, shall not be occupied other than as part of the existing dwelling on the site (referred to as 3 Meadowlands) and shall in no case be used, let, sold or otherwise disposed of as a separate dwelling or for commercial purposes.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that the surface water drainage arising from the development is managed appropriately.
- 4 To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the area in accordance with Policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies).
- 5 To safeguard the character and appearance of the area and the amenity of neighbouring properties in accordance with Policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies).

Reasons

The application is for the erection of single storey extensions to rear and first floor extension over garage is considered to be supportable in policy terms. The design and scale of the proposed extensions are considered to respect the character, scale, setting and design of the existing dwelling. Although the proposed alterations introduce a new material palette and increased building mass it is not considered that the proposal would detract from the character or appearance of the existing dwelling or its contribution to the wider street scene or adjacent conservation area. The property has a large curtilage and there are no concerns regarding overdevelopment. The impact on the amenity of neighbouring properties has been considered, following the removal of the balcony, the development as proposed is not considered to result in any significant adverse impacts on the amenity of neighbouring occupiers. The site is located in flood zone 3, however given the scale of the development the proposed impacts are considered acceptable with mitigation required regards the drainage methods that are proposed. Overall the proposal is considered to be compliant with Policies COR2, COR11 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM13 and DM27 of the Local Plan Part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

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Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included discussions and determining the application in an agreed time frame. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

17/01726/FULL	72 Bampton Street Tiverton Devon EX16 6AL	Conversion of an existing workshop/barn to form a dwelling	REFUSE	COMM	02/02/2018
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Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included pre-application advice, negotiations and Councillor briefing. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Reasons

- 1 In the opinion of the Local Planning Authority, the proposal does not comprise of a high quality development that would provide a quality living environment and adequate amenity space for future occupiers. The proposed dwelling is insufficient in size, providing only 31.35 square metres of internal floor space for a 1 bedroom 2 person single storey unit, falling far short of the National Space Standards; as a result the space available for movement, storage, and future adaptation of the building is inadequate. In addition, the proposal is not considered to result in adequate levels of amenity in terms of the levels of daylight and sunlight to principle windows. As such, the proposal is considered to be contrary to Policies DM2, DM14 and DM15 Local Plan Part 3 (Development Management Policies) and the Technical Housing Standards - Nationally Described Space Standard.

17/01833/FULL	The Firs Higher Mill Lane Cullompton Devon EX15 1AG	Erection of 4 dwellings (Revised Scheme)	PERCON	DEL	29/01/2018
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 No development shall begin until a scheme for the management of surface water from the site which shall include details of ongoing maintenance, has been submitted to and approved in writing by the Local Planning Authority. The development shall proceed only in accordance with the approved details and the approved surface water management scheme shall be fully operational before any dwelling is first occupied.
- 4 No development shall begin until a Construction Management Plan is in operation, details of which shall have been previously submitted to and approved in writing by the Local Planning Authority. Such Construction Management Plan shall include details of access and parking for all construction, worker and delivery traffic attracted to the site during the construction period, details of methods to minimise noise, dust and other pollution, details of methods to minimise mud or other debris being brought onto any road or footway, details of temporary surface water management during the construction period and details of any areas for storage construction or other materials on the site, including soil heaps and other temporary mounds or piles.
- 5 During the construction period, no work shall take place on site or deliveries made to the site outside the daily hours of between 8.00am and 6.00pm on Mondays to Fridays, 9.00am to 1.00pm on Saturdays, and no work or deliveries shall take place on Sundays and Bank/Public Holidays.

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6		Before their use on the development hereby permitted, samples of all materials for the external surfaces of the buildings, and details of all windows, doors and roof lights shall be submitted to and approved in writing by the Local Planning Authority. Only such approved materials, windows, doors and roof lights shall be used on the development.			
7		No dwelling shall be first occupied until the off-site highway works for the repair/reinstatement of the drainage gullies, and the resurfacing of the carriageway, in Higher Mill Lane between Forge Way and a point south of the southern-most connection to the existing sewer, have been completed and are available for use, in accordance with details that shall have been previously submitted to and approved in writing by the Local Planning Authority.			
8		No dwelling shall be first occupied until the visibility splays, parking and turning areas shown on drawing number 1297/PL04 Rev D have been provided, hard surfaced and drained so that no surface water is discharged onto the public highway, in accordance with details that shall have been previously submitted to and approved in writing by the Local Planning Authority. Once provided, such facilities shall be permanently so retained and maintained for such purposes.			
9		No dwelling shall be first occupied until the site has been landscaped and boundary treatments (if any) provided, in accordance with details which shall have been previously submitted to and approved in writing by the Local Planning Authority. Within a period of 5 years from occupation of the dwellings, any plants or trees which shall die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.			
10		Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any Order revoking and re-enacting that Order with or without modification, no development of the types referred to in Classes A, B and C of Part 1 of Schedule 2 relating to the alteration and extension of a dwelling or its roof, and Class A of Part 2 of Schedule 2 relating to the provision of gates, walls, fences, shall be undertaken within the dwelling curtilages without the Local Planning Authority first granting planning permission.			

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To prevent an increase in flooding and to provide adequate means of surface water disposal, in accordance with Policy COR11 of the Mid Devon Core Strategy (Local Plan Part 1), Policy DM2 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 4 To protect the amenities of neighbouring residents during the construction period, in accordance with Policy DM2 of Local Plan Part 3 (Development Management Policies).
- 5 To protect the amenities of neighbouring residents during the construction period, in accordance with Policy DM2 of Local Plan Part 3 (Development Management Policies).
- 6 To ensure detailing and materials to protect the character and appearance of the conservation area in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).
- 7 In the interests of highway safety, to prevent an increase in flooding and to protect the amenities of neighbouring residents, in accordance with Policy COR11 of the Mid Devon Core Strategy (Local Plan Part 1), Policy DM2 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.
- 8 In the interest of highway safety and to ensure that adequate on-site facilities are available for traffic attracted to the site in accordance with Policy DM2 of Local Plan Part 3 (Development Management Policies).
- 9 To ensure the development makes a positive contribution to the street scene and to protect the character and appearance of the conservation area in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).
- 10 To protect the character and appearance of the conservation area and the amenities of the occupiers of neighbouring properties, in accordance with Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies).

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Reasons

The proposal is considered to be acceptable in that the provision of new residential development within the Cullompton settlement boundary is considered to be acceptable in principle. The development provides 4 new dwellings with adequate parking, amenity space and bin storage provision. The application has addressed adequately concerns with regard to design, materials, scale and massing, as well as access, archaeology and surface water drainage (subject to conditions). The development is not considered to harm the character and appearance of the conservation area or any archaeological potential in the area. The applicant has made financial contributions towards air quality and public open space improvements in Cullompton and the development will attract New Homes Bonus. The development is considered to be in accordance with Policies COR2, COR11 and COR14 of the Mid Devon Core Strategy (Local Plan Part 1), AL/IN/3 and AL/CU/15 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2) and DM2, DM8, DM14, DM15 and DM27 of the Local Plan Part 3 (Development Management Policies).

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included discussions. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

17/01838/TPO	Land at NGR 294690 111395 North of 9 Aubyns Wood Avenue Tiverton Devon	Application to reduce the length of the branches of 1 Oak tree by 3-5m; remove 3m branches of 6 Sycamore trees and remove a 4m branch of 1 Beech tree protected by Tree Preservation Order 17/00008/TPO	PERMIT	DEL	02/02/2018
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Conditions

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: (a) Reduction in length of branches of the Oak tree (adjacent to guttering of 9 Aubyns Wood Avenue and indicated as tree no.1 on document PP-06534688), by 3m-5m back to a natural growth point; (b) Removal of 3m long branches on the southern side of the 6 sycamore trees indicated as trees 2, 4, 5, 6, 7, 8 on document PP-06534688 that join the trunk of the sycamore trees at a height of 2m above the existing driveway to 7 and 9 Aubyn's Wood Avenue; (c) Removal of a 4m long branch at a height of 3m above the existing driveway to 7 and 9 Aubyn's Wood Avenue, on the southern side of a Beech tree indicated as tree 3 on document PP-06534688.

Reasons

- 1 To ensure the works carried out remain appropriate to the condition of the tree(s) and in the interests of visual amenity and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.
- 2 To ensure the works are carried out in accordance with best Arboricultural practice.
- 3 To preserve the continued contribution of the tree to the local character and amenity whilst enabling such works as are required to manage the trees in accordance with best Arboricultural practice.

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Reasons

The proposed reduction works will ensure the maintenance of the trees and not have a long term significant effect on the health or amenity value of the trees.

17/01839/TPO	9 Aubyns Wood Avenue Tiverton Devon EX16 5DE	Application to reduce the crown of 1 Beech tree by 10-15m protected by Tree Preservation Order 17/00010/TPO	REFUSE	DEL	01/02/2018
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Reasons

1 The application should be refused as the proposed works are not considered to be good practice and the work is not arboriculturally justified.

17/01841/FULL	Land and Buildings at NGR 271303 102628 (North East of Lower Reeve) Bow Devon	Erection of extension to livestock building	PERMIT	DEL	30/01/2018
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The building hereby approved shall only be used for agricultural storage purposes in association with agricultural activity on the Middle Burston holding. On becoming redundant for such purposes, it shall be demolished and all materials resulting from the demolition shall be removed from site within one year of the date that the demolition occurs.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the rural character of the area in accordance with policy DM2.

Reasons

The application site sits as part of a complex of buildings that has evolved over recent years to manage the agricultural activity undertaken on the Middle Burston holding, and is considered acceptable in principal given the operational requirements and the permitted use of the frontage building on the site for non-related activities to the holding as approved under LPA ref: 17/01952/FULL. Given the location of the development it is not considered that the proposal will have an adverse impact on the living conditions of any local residents or the local environment. The design is of a typical agricultural type structure and will sit as extension to an existing building and given the screened location it will not have an adverse impact on the visual amenity of the area. The development is not considered to result in an unacceptable increase in traffic upon the local road network, and the existing access to the site is considered to be acceptable. As such, the proposal is considered to comply with policies COR18 of the Mid Devon Core Strategy, DM1, DM2 and DM22 of the Local Plan part 3 and part 3 of the National Planning Policy Framework.

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Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

17/01850/CLU	Middle Ruckham Farm Pennymoor Tiverton Devon EX16 8LS	Certificate of lawfulness for the existing use of a dwelling in breach of Condition 1 of Planning Permission 08/01544/FULL for a period of more than 4 years	PERMIT	DEL	02/02/2018
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Reasons

On the balance of probability, and in the absence of any evidence to prove otherwise it is considered that the property referred to as Middle Ruckham Farm in Pennymoor was constructed as a permanent building and has been used as a permanent dwelling after the 1st November 2011, the timeframe set in condition 1 of planning permission 08/01544/FULL requiring the removal of any temporary dwelling and restoration of the land subject to an approved scheme. Given the dwelling has been in existence for a continuous period well in excess of 4 years it is immune from enforcement action.

17/01863/FULL	Castle Hill Farm Castle Hill Hemyock Cullompton Devon EX15 3RX	Change of use of part of dwelling to create a self-contained unit for holiday and/or ancillary annex use	PERMIT	DEL	31/01/2018
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The accommodation hereby approved shall be used ancillary accommodation to the existing dwelling on the site (currently known as Castle Hill Farm) and/or let as holiday accommodation, and shall not be disposed of as a separate unit of accommodation. With regard to the use of it as holiday accommodation the owners/operators shall maintain an up-to-date register of the names of all occupiers of the individual southern unit within the building on the site, their arrival and departure dates and their main home addresses. The owners/operators shall make this information available at all reasonable times to the Local Planning Authority.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In accordance with the application details, and given the current relationship between the southern and northern units of Castle Hill Farm, insufficient information has been provided to demonstrate that the accommodation could be occupied as permanent dwelling whilst respecting the general amenities of the area.

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Reasons

The application seeks permission for the change of use of part of dwelling to create a self-contained unit for holiday and/or ancillary annex use at Castle Hill Farm, Castle Hill, Hemyock. Following the assessment the proposal has been found to be acceptable in policy terms. The proposal has a negligible impact on the character and appearance of the existing dwelling and surrounding area. It is not considered necessary for works to fully convert or replace existing buildings. It is considered that there are any existing holiday let businesses in the immediate area that provide a sufficient supply of tourism accommodation for Hemyock and its surrounding environs. Therefore the application has satisfied Mid Devon's Core Strategy (Local Plan Part 1) COR2 and COR18, and Development Management Policies (Local Plan Part 3) DM13, DM24 and DM29. The application should be grant approval subject to conditions.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included discussions. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

17/01903/TPO	2 Aubyns Wood Avenue Tiverton Devon EX16 5DE	Application to fell 1 Beech tree protected by Tree Preservation Order 06/00016/TPO	REFUSE	DEL	01/02/2018
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Reasons

- 1 MDDC Tree Officer recommends that the application is refused. It has been considered desirable to retain the tree throughout the development of the site and there is a lack of arboricultural justification for the removal of the tree.

17/01924/PNCOU	Land and Buildings at NGR 298352 102975 Moorland Farm Bradninch Devon	Prior notification for the change of use of agricultural building to dwelling under Class Q (Revised Scheme)	APA	DEL	29/01/2018
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Reasons

The proposed change of use of the building into a dwelling as shown on the approved plans accords with the requirements of Class Q (a) and Q (b) of the Town and Country Planning (General Permitted Development) (England) Order 2015.

17/01940/HOUSE	The Old Granary Lapford Crediton Devon EX17 6NA	Erection of single storey side and two storey rear extension	PERMIT	DEL	01/02/2018
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

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Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The application for the erection of single storey side and two storey rear extension is considered to be supportable in policy terms. The proposed two storey extension will present as a substantial addition to the existing barn, however the siting of the extension is such that it retains the character of the barn as it presents to the complex of barns to the west. Overall it is considered, on balance, that the extensions respect the character, scale, setting and design of the existing dwelling. There are no concerns regarding overdevelopment of the dwelling curtilage. Given the siting of the extensions in relation to neighbouring properties and the overall scale it is not considered that the development would result in any significant adverse impacts to the amenity of neighbouring occupiers. Overall it is considered that the proposal is compliant with the following policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2 and DM13 of the Local Plan part 3 (Development Management Policies) and government advice in the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

17/01946/TPO	XYZ Machine Tools Ltd Unit 1 Woodlands Business Park Burlescombe Tiverton Devon EX16 7LL	Application to fell 19 Silver Birch trees protected by Tree Preservation Order No. 97/00007/TPO	PERMIT	DEL	01/02/2018
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Conditions

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: a) Fell 19 Birch trees as marked with spray paint during the pre-application meeting with MDDC's Tree Officer.
- 4 The trees to be removed shall be replaced by 20 whips in the woodland area to consist of native species (Hazel, Hawthorn, Guelder Rose). The whips should be planted in suitable locations determined by the appointed arborist within the next planting season after the tree removal.

Reasons

- 1 To ensure the works carried out remain appropriate to the condition of the tree(s) and in the interests of visual amenity and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.
- 2 To ensure the works are carried out in accordance with best Arboricultural practice.

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| | | <ol style="list-style-type: none"> To preserve the continued contribution of the tree[s] to the local character and amenity whilst enabling such works as are required to manage the tree[s] and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012. To ensure species diversity and replace the loss of trees. | | | |
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Reasons

Mid Devon District Council has no objections to the proposed works to assist in reducing the conflict between the trees and factory by selectively thinning 19 Birch trees of varying size and age.

17/01947/FULL	Land and Buildings at NGR 300839 113349 (Abbotshood Farm) Halberton Devon	Erection of 2 bay carport with 12 solar PV panels	PERMIT	DEL	29/01/2018
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Conditions

- The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

Reasons

- In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- For the avoidance of doubt and in the interests of proper planning.

Reasons

The application seeks permission for the erection of 2 bay carport with 12 solar PV panels at Abbotshood Farm, Halberton. It is considered acceptable in policy terms. The plans have adequately demonstrated respect for the character, scale and setting of the building and local area. It is not considered that the proposal will result in an over development of the dwelling curtilage, or cause negatively adverse effects to the living conditions of neighbouring dwellings. Therefore the application meets COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 and DM13 of the Mid Devon Development Management Policies (Local Plan Part 3). As such the application is supportable and should be granted permission subject to conditions.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01952/FULL	Clifford Dennis Agricultural Supplies Office Burston Court Bow Crediton Devon EX17 6LB	Retention of use of building for agricultural business purposes (Use Class B1 and B8)	PERMIT	DEL	30/01/2018

Conditions

- 1 The effective date for the grant of planning permission is 11th December 2017.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The change of use of the existing building from agricultural storage to agricultural business purposes (Use Class B1 and B8), interdependent of the agricultural activity on the Middle Burston holding is considered acceptable in principal. Given the location of the building it is not considered that the proposal will have an adverse impact on the living conditions of any local residents or the local environment. The application has been submitted retrospectively and no issues have been raised regards the traffic levels arriving at and departing from the site, and there is sufficient space on the site to accommodate off street parking in accordance with the relevant policy requirement. As such, the proposal is considered to comply with policies COR18 of the Mid Devon Core Strategy, DM1, DM2, DM8 and DM20 of the Local Plan part 3 and part 3 of the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

17/01958/HOUSE	Moss Barn Loxbeare Barton Loxbeare Tiverton Devon EX16 9RH	Installation of 9 roof lights , 2 sun tubes and new kitchen window, internal alterations and conversion of linhay to store/games room	PERMIT	DEL	29/01/2018
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Notwithstanding the details provided, the colour treatment of the linhay slats shall match those on the adjoining half of the linhay building.

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- 4 The linhay shall be used for car parking and domestic ancillary storage only (ground floor) and as games room and ancillary domestic storage only (first floor). The linhay shall not be used for any other purpose.
- 5 Roof lights shall be fitted flush to the slate roof.

Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In order to create a continuous visual effect and to preserve the setting of the listed buildings in accordance with policies DM2, DM13 and DM27 Local Plan Part 3 (Development Management Policies).
- 4 In order to ensure only appropriate uses for the building in accordance with policies DM2 and DM13 Local Plan Part 3 (Development Management Policies).
- 5 In order to achieve a good visual effect that is not detrimental to the character or appearance of the listed buildings in accordance with DM2, DM13 and DM27 Local Plan Part 3 (Development Management Policies).

Reasons

The proposed development is considered to be reasonably scaled and designed for the context to which it relates. The development does not create significant adverse impacts on the living conditions of occupants of neighbouring properties. The setting of the listed buildings is respected, taking into account previous changes made through the conversion process. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3 Development Management Policies) Policies DM2, DM13 and DM27 and the National Planning Policy Framework and should be granted consent.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included pre application discussion, negotiations and discussions. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

17/01959/LBC	Moss Barn Loxbeare Barton Loxbeare Tiverton Devon EX16 9RH	Listed Building Consent for the installation of 9 roof lights, 2 sun tubes and new kitchen window, internal alterations and conversion of linhay to store/games room	PERMIT	DEL	29/01/2018
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Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Notwithstanding the details provided, the colour treatment of the linhay slats shall match those on the adjoining half of the linhay building.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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4 Roof lights shall be fitted flush to the slate roof.

Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In order to create a continuous visual effect and to preserve the special interest of the listed buildings in accordance with policies DM2 and DM27 Local Plan Part 3 (Development Management Policies).
- 4 In order to achieve a good visual effect that will minimise visual harm to the listed building in accordance with DM2 and DM27 Local Plan Part 3 (Development Management Policies).

Reasons

The proposed works will cause less than substantial harm to the barns. However, this is in the context of the previously consented domestication of the group and previous alterations. The harm is relatively low level and whilst the works will create change, the significance of the buildings and the group is retained intact. Therefore, the proposed works are considered to cause acceptable levels of harm to the buildings and their setting and will therefore preserve the special architectural, historic and visual interest of the group. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) policies DM2 and DM27 and the National Planning Policy Framework and should be granted consent.

17/01975/FULL	Double 'S' Exhausts Ltd Station Works Station Road Cullompton Devon EX15 1BW	Erection of a covered loading bay	PERMIT	DEL	02/02/2018
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The development hereby permitted shall be used for purposed ancillary to the existing business within the application site identified in blue on the Site Location Plan (17-2260-001).The development hereby approved shall at no time be let, sold or otherwise be disposed of as a separate business unit.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To align with the nature of the application having regard to the submitted drawings and information, to prevent an inappropriate intensification of the use of the site so as to control the sites character and minimise the volume of traffic attracted to the site in accordance with DM2, DM6 and DM17 of the Mid Devon Local Part 3 (Development Management Policies).

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Reasons

The application seeks permission for the erection of a covered loading bay at Double S Exhausts, Station Works, Station Road, Cullompton. The application is considered to be acceptable in policy terms. The proposal has demonstrated a clear understanding of the sites and surrounding context's character and is considered to be an efficient and effective use of the site. It is considered that the site enhances the local character of the unit and contributes towards a visually attractive space with negligible impacts on neighbouring properties amenity. The proposal has shown adequate consideration for reducing the risk of flooding. The assessment has determined that the application is in accordance with other policies as: the proposal will not negatively impact parking or traffic flow in Cullompton, development will not significantly increase pollution, but does increase employment floorspace and consequently employment opportunities within Cullompton. Therefore the application is considered to be satisfy Mid Devon Local Plan Part 1 (Core Strategy) policies COR1, COR2, COR4, COR6, COR11, COR12, COR14 and Local Plan Part 3 (Development Management Policies) DM2, DM6, DM7, DM8 and DM17. Therefore the application should be approved subject to conditions.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

17/01991/FULL	114 & 115 St Andrews Estate Cullompton Devon EX15 1HZ	Installation of access ramp and change of one window at ground floor level to patio doors	PERMIT	COMM	01/02/2018
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The proposed development in terms of the installation of an access ramp and change from ground floor window to patio doors is considered to be acceptable. The proposal will not have a negative impact on the appearance of the dwelling or surrounding area, nor adversely affect the privacy or amenities of any neighbouring occupiers. The proposal is considered to comply with the requirements of relevant Policies: COR14 of the Mid Devon Core Strategy (Local Plan Part 1), DM2 and DM13 of the Mid Devon Development Management Policies (Local Plan Part 3) and the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.